

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of February, 1985, that the Petition for Zoning Variance to permit a side yard setback of 16 feet instead of the required 50 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Baltimore County, Maryland has reviewed this application involving property located in the Maryland Chesapeake Bay Critical Area and has determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Felix S. Budreski

People's Counsel

ORIGINAL RECEIVED FOR FILING

DATE January 13, 1985

BY *[Signature]*

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 172, Zoning Advisory Committee Meeting of Dec. 26, 1984

Property Owner: Felix S. Budreski, et ux

Location: W/S Holly Beach Avenue District 15

Water Supply public Sewage Disposal privy

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and beverage facilities or other amusements pertaining to health and safety two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

January 7, 1985

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Felix S. Budreski, et ux

Location: W/S Holly Beach Ave. 1500' S/E from c/l Henrietta Ave.

Item No.: 172 Zoning Agenda: Meeting of 12/26/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1974 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *[Signature]*
Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

January 7, 1985

110 DAKESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 172 Zoning Advisory Committee Meeting are as follows:

Property Owner: Felix S. Budreski, et ux
Location: W/S Holly Beach Avenue 1500' S/E from c/l Henrietta Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side yard setback of 16' in lieu of the required 50'.

Address: 52/50 x 322/322
District: 15th.

The items checked below are applicable:

- () A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

- (x) B. A building & other _____ permit shall be required before beginning construction.

- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1100, also Section 503.2.

NOTE: Requested variance appears to conflict with the Baltimore County Building Code, Section 5 - See Section 103.1, 503.2 and 809.1.

- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change is used is proposed to comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

- () Comments - Also see Section 519.1 of Bill 1-82.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CED:ee

PETITION FOR VARIANCE

15th Election District

LOCATION: Southwest side of Holly Beach Avenue, 1500 feet Southeast of Henrietta Avenue (2725 Holly Beach Avenue)

DATE AND TIME: Monday, February 11, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 16 feet instead of the required 50 feet.

Being the property of Felix S. Budreski, et ux _____ as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 22, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Budreski
2725 Holly Beach Avenue
Baltimore, Md. 21221

Item No. 172 - Case No. 85-220-A
Felix S. Budreski, et ux
Variance Petition

Dear Mr. & Mrs. Budreski:

Enclosed please find additional comments submitted after my original comments of February 5, 1985.

Very truly yours,

[Signature]
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

DISCRIPTION OF PROPERTY
FELIX S. BUDRESKI AND WIFE
2725 HOLLY BEACH AVE. BALTIMORE COUNTY, MD.

BEGINNING FOR THE SAME AT A POINT ON THE S. 47°26' 00" E. 260 FOOT LINE DESCRIBED IN A DEED FROM DANIEL HOMBERG AND WIFE TO CHARLES C. BRORING DATED JULY 3, 1917 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER NO. 481, FOLIO 548, SAID POINT BEING 218.13 FEET FROM CONCRETE MONUMENT SET AT BEGINNING OF SAID LINE, RUNNING THENCE AND BINDING ON A PART OF SAID LINE ALONG THE WATERS OF A CREEK S. 47°26' 00" E. 41.87 FEET TO THE END THEREOF, THENCE RUNNING AND STILL BINDING ALONG SAID CREEK LINE S. 67° 41' 00" E. 11.62 FEET, THENCE LEAVING THE WATERS OF SAID CREEK AND RUNNING PARALLEL TO THE FIRST LINE OF THE ABOVE MENTIONED DISCRIPTION N. 13° 05' 00" E. 322 FEET TO THE SOUTHERNMOST SIDE OF A ROAD 25 FEET WIDE, RUNNING THENCE AND BINDING ON THE SOUTHERNMOST SIDE OF SAID ROAD N. 51° 39' 37" W. 52.26 FEET, THENCE S. 19° 05' 00" W. 322.00 FEET TO THE PLACE OF THE BEGINNING.

BEING THE SAME LOT OF GROUND DESCRIBED IN THE DEED FROM CHARLES F. SAUERS AND WIFE TO FELIX S. BUDRESKI AND WIFE, DATED JANUARY 6, 1965 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER NO. 4411, FOLIO 079.

SEP 30 1985

129
Case 424

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: February 5, 1985

NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning

Item #85-220A F. S. Budreski, et ux
SUBJECT: Petition for Variance - Critical Area Comments

The Baltimore County Office of Planning and Zoning has reviewed this petition and has determined that it is consistent with the requirements of the Chesapeake Bay Critical Area Program.

NEG:PJS:vh

Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 5, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Zoning Petition Nos. 85-219-A, 85-220-A, 85-221-A, 85-223-A,
SUBJECT: 85-224-A, 85-225-A, 85-228-A, 85-229-A, and 85-230-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 4, 1985

Mr. Felix S. Budreski
2818 O'Donnell Street
Baltimore, Maryland 21224

RE: Petition for Variance
SW/S Holly Beach Ave., 1500' SE of
Henrietta Avenue (2725 Holly Beach Ave.)
Felix S. Budreski, et ux - Petitioners
Case No. 85-220-A

Dear Mr. Budreski:

This is to advise you that \$42.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

January 11, 1985

Mr. Felix S. Budreski
2818 O'Donnell Street
Baltimore, MD 21224

NOTICE OF HEARING

RE: Petition for Variance
SW/S Holly Beach Ave., 1500' SE
of Henrietta Ave. (2725 Holly Beach Ave.)
Felix S. Budreski, et ux - Petitioners
Case No. 85-220-A

TIME: 10:15 a.m.

DATE: Monday, February 11, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 004994

DATE: 2/11/85 ACCOUNT: 85-220-A

AMOUNT: \$ 52.85

RECEIVED: Felix S. Budreski

FOR: advertising and posting of 2725 Holly Beach Ave.

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003107

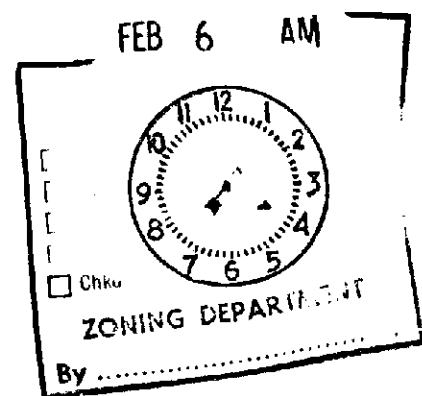
DATE: 12-17-84 ACCOUNT: 85-220-A

AMOUNT: \$ 35.00

RECEIVED FROM: Felix S. Budreski

FOR: 2725 Holly Beach Ave.

VALIDATION OR SIGNATURE OF CASHIER



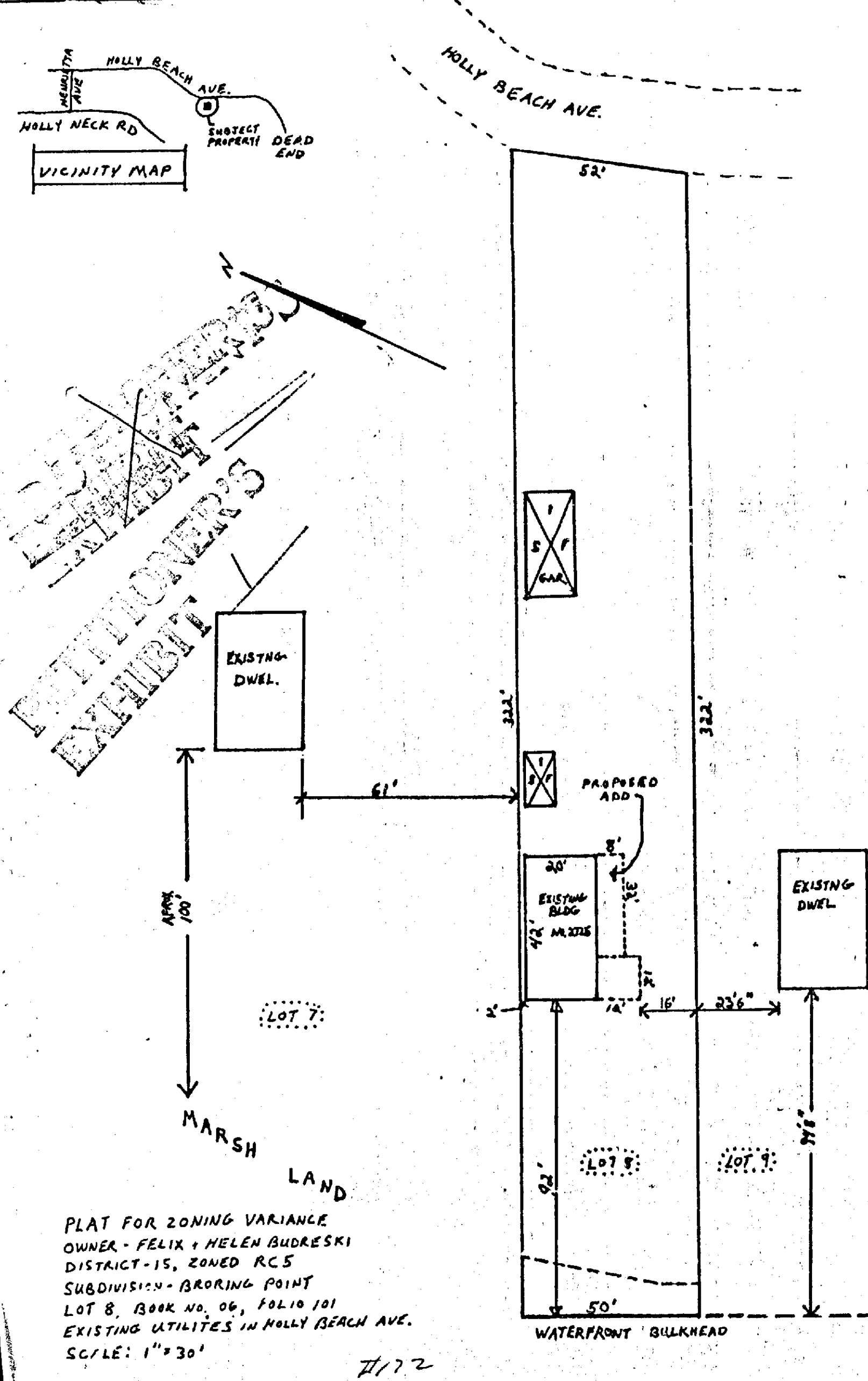
CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 24, 1985

THE JEFFERSONIAN,
Publisher

Cost of Advertising
\$19.00



Petition for Variance

18th Election District
LOCATION: Southwest side of Holly Beach Avenue, 1500 feet Southeast of Henrietta Avenue (2725 Holly Beach Avenue)

DATE & TIME: Monday, February 11, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for a variance to permit a side yard setback of 16 feet instead of the required 30 feet.

The property of Felix S. Budreski, et ux, as shown on plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times
Middle River, Md., Jan 24, 1985

This is to certify, that the annexed Petition
Page 67X89
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 24th day of January, 1985.

Arnold Jablon
Publisher.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Ms. Sue Carrell
Mr. Ed McDonough
TO: Mr. Steve Adamski Date: January 2, 1985

Nick Commodari
FROM: Zoning Office

Item No. 172

SUBJECT: Item No. 172

This property, 2725 Holly Beach Avenue, is in the Critical Area. It was not so indicated on the weekly agenda. Please review and comment accordingly.

NBC:bsc

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-220-A
9/58/84

Dist. to: 1554 Date of Posting: 1/18/85

Posted for: 1821316. To permit side yard setback for 2725 Holly Beach Ave.

Petitioner: Felix S. Budreski, et ux

Location of property: SW/S Holly Beach Ave., 1500' SE of Henrietta Ave.
2725 Holly Beach Ave., 21221

Location of Signs: 2725 Holly Beach Ave., approx. 10' E. of driveway, on property line

Remarks:

Posted by: [Signature] Date of return: 2/11/85

Number of Signs: 1

